

**City of Greensboro Planning Department
Zoning Staff Report
April 10, 2006 Public Hearing**

The information provided in this staff report has been included for the purpose of reviewing proposed zoning changes. Since the zoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review Committee process to address subdivision and development regulations.

Item: I
Location: 200 North Chimney Rock Road (Northeast quadrant of North Chimney Rock Road and Sherwin Road)

Applicant: Patrick Nay
Owner: Ronald Fields

Special Use Permit: Transportation and Storage of Medical Waste

- Conditions:**
- 1) Use of location will be for storage (14 days) of medical waste and sharps.
 - 2) Waste will be picked up each 14 days and transported to off-site waste disposal location.
 - 3) Medical waste stored on-site shall be refrigerated.
 - 4) Access to shipping manifest records shall be made available to the Planning Department upon request.

SITE INFORMATION	
Maximum Developable Units	N/A
Net Density	N/A
Existing Land Use	Vacant Warehouse
Acreage	0.521
Physical Characteristics	<i>Topography:</i> Generally flat <i>Vegetation:</i> Grass & shrubs <i>Other:</i> N/A
Overlay Districts	N/A
Historic District/Resources	N/A
Generalized Future Land Use	Industrial/Corporate Park
Other	SCOD – 2 (eastern portion only)

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	South Atlantic Bonded Warehouse	LI
<i>South</i>	Hollins Exposition Services	HI
<i>East</i>	Anco Eaglin Inc.	HI
<i>West</i>	Undeveloped	HI

ZONING HISTORY		
Case #	Year	Request Summary
		This property has been zoned HI since July 1, 1992. Prior to the implementation of the UDO, it was zoned Industrial H.

HI ZONING DISTRICT
HI: Primarily intended to accommodate a wide range of assembling, fabricating, and manufacturing activities. The district is established for the purpose of providing appropriate locations and development regulations for uses which may have significant environmental impacts or require special measures to ensure compatibility with adjoining properties.

TRANSPORTATION	
Street Classification	N. Chimney Rock Road – Collector Street, Sherwin Road – Subcollector Street.
Site Access	Existing.
Traffic Counts	Chimney Rock Road ADT = 3,600.
Trip Generation	N/A.
Sidewalks	N/A.
Transit	No.
Traffic Impact Study	Not required per TIS Ordinance.
Street Connectivity	N/A.
Other	N/A.

ENVIRONMENTAL REVIEW	
Water Supply Watershed	Yes, site drains to Greensboro Watershed WS III
Floodplains	N/A
Streams	N/A
Other	Site is grandfathered for the amount of built upon area onsite. If an increase on built upon area is proposed site must meet current watershed requirements.

LANDSCAPING REQUIREMENTS	
Location	Required Planting Yard Type and Rate
<i>North</i>	N/A
<i>South</i>	N/A
<i>East</i>	N/A
<i>West</i>	N/A

CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

Connections 2025 Written Policies:

POLICY 7C.3: Identify brownfield sites and underutilized/abandoned properties and buildings and expedite opportunities for development.

Connections 2025 Map Policies:

The area requested for rezoning lies within the following map classifications:

Industrial/Corporate Park: This designation applies to areas where present or anticipated uses include both light and heavy industrial uses, such as manufacturing, assembly, and fabrication; wholesaling and distribution; and corporate office and technology parks, which may be introduced to replace older heavy industrial uses. Although new residential development is discouraged in areas designated for this land use category, pre-existing residential uses may be present in or adjacent to these areas. As established industrial areas redevelop, such residential, institutional, or similar uses should be protected from adverse impacts (heavy truck traffic, significant outside storage, factors such as noise, dust, and glare, etc.) through performance-based standards, buffers, and proper separation from noxious uses.

CONFORMITY WITH OTHER PLANS

The following aspects of relevant plans may be applicable in this case:

City Plans: N/A

Other Plans: N/A

STAFF COMMENTS

Planning: This area has been uniformly zoned Heavy Industrial and Light Industrial for many years and the zoning pattern has remained very stable.

This proposal represents a good adaptive reuse of an existing vacant industrial building. As such, it is consistent with Policy 7C.3 of the Comprehensive Plan as described above. The proposed use of the property is a necessary service to the medical community.

This site offers ready access to both West Friendly Avenue, West Market Street, and eventually to the western Urban Loop.

This proposed use is consistent with the Industrial/Corporate Park land use classification on the Generalized Future Land Use Map of Connections 2025.

GDOT: No additional comments.

Water Resources: No additional comments.

STAFF RECOMMENDATION

Based on all the information contained in this report, the Planning Department recommends approval.

